



## Community Profile for **Corcoran** , Minnesota

[Show Map](#)



[www.deed.state.mn.us](http://www.deed.state.mn.us)

### Overview

The City of Corcoran is located on the northern tier of the northwestern suburbs of Minneapolis. The city itself is 36 square miles in size, and is prodominantly a vast rural area. Formally a village community, Corcoran has seen significant growth in all sectors of the city the preceeding decades. This growth is expected to continue on into the coming decades.

### Location

County: Hennepin

Region: West Twin Cities Metro  
Distance from Minneapolis: 20  
Distance from nearest MSA\*: 20 Miles from Minneapolis-St. Paul MSA  
US Congressional District: 3  
MN Legislative District(s): 32A  
Web site: [www.ci.corcoran.mn.us](http://www.ci.corcoran.mn.us)  
Last Updated: 10/14/2008



### Population

Area	2007 Estimate	2006 Estimate	2000 Census	1990 Census
Community:	5,791	5,800	5,630	5,199
County:	1,157,400	1,152,508	1,116,200	1,032,431
Nearest MSA:	3,261,588	3,229,615	2,968,806	2,538,776
Minnesota:	5,263,610	5,231,106	4,919,479	4,375,099

Source: U.S. Census, State Demographer \* Metropolitan Statistical Area

### Major Employers

Employer	NAICS	Products/Services	Employee Count
U.M.C	3391	Medical Equipment & Supplies Manufacturing	90
Hicks Concrete	3273	Cement & Concrete Product Manufacturing	50
<a href="#">View All Employers Listed</a>			



## Workforce

	<i>Hennepin County</i>	<u><i>Metro Council (11)</i></u> <u><i>Econ Dev Region</i></u>
Total Employment	627,744	1,527,507
Available Workforce	660,318	1,608,920
Unemployment Rate	4.9%	5.1%

Source: DEED - Labor Market Information: LAUS Annual Average 2008

## Employment By Industry

	<i>Hennepin County</i>	<u><i>Metro Council (11)</i></u> <u><i>Econ Dev Region</i></u>
Natural Resources and Mining	826	3,504
Construction	25,125	61,182
Manufacturing	80,962	177,985
Trade, Transportation and Utilities	157,542	304,106
Information	20,957	40,653
Financial Activities	87,624	133,583
Professional and Business Services	165,466	256,917
Education and Health Services	119,667	233,027
Leisure and Hospitality	74,232	149,098
Other Services	27,133	55,275
Government	82,470	195,716

N/A - No Data Available

Source: DEED - Labor Market Information: CEW Annual Data 2008

## Occupations and Wages in Seven County Mpls-St Paul, MN

<i>Job Title</i>	<i>Wage/Hr</i>	<i>Job Title</i>	<i>Wage/Hr</i>
Architecture and Engineering Occupations	\$32.44	Healthcare Support Occupations	\$14.17
Arts, Design, Entertainment, Sports, and Media Occupations	\$22.85	Installation, Maintenance, and Repair Occupations	\$21.93
Building and Grounds Cleaning and Maintenance Occupations	\$12.37	Legal Occupations	\$39.61
Business and Financial Operations Occupations	\$28.01	Life, Physical, and Social Science Occupations	\$31.10
Community and Social Services Occupations	\$19.09	Management Occupations	\$48.28
Computer and Mathematical Occupations	\$36.53	Office and Administrative Support Occupations	\$16.64
Construction and Extraction Occupations	\$28.10	Personal Care and Service Occupations	\$11.65
Education, Training, and Library Occupations	\$20.70	Production Occupations	\$16.64
Farming, Fishing, and Forestry Occupations	\$11.76	Protective Service Occupations	\$16.26
Food Preparation and Serving Related Occupations	\$10.02	Sales and Related Occupations	\$13.73
Healthcare Practitioners and Technical Occupations	\$32.18	Transportation and Material Moving Occupations	\$14.72

[View All Occupations and Wages](#)

Source: DEED - Labor Market Information: OES First Quarter, 2009



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## Utilities

Utility Type	Utility Name	Utility Phone	Contact	Contact Phone
Electricity	<u>NSP/Wright-Hennepin</u>	612-330-6170	General Info	612-330-5500

### Water Information

Water Source:	Wells & Surface Water
Storage Capacity:	0 gal.
Pumping Capacity:	0 gal./minute
Average Demand:	0 gal./day
Peak Demand:	0 gal./day
Total Water Hardness:	0 ppm
Industrial Water Rate:	

### Wastewater Information

Treatment Type:	Private Septic System
Capacity of Plant:	0 gal./day
Average Flow:	0 gal./day
Peak Flow:	0 gal./day
Usage Charge:	

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## Communications

### Telephone Information

Local Telephone Company:	USWest (1)
Telephone Number:	612-663-3000
Contact:	Sprint (2)
Telephone Number:	N/A
Digital Central Switch:	Yes
Equal Access Market:	Yes
Extended Area Service:	Yes
Custom Calling Features:	Yes
Customized Local Area Services:	Yes
Current Technologies:	DSL,ISDN,T1,Fiber Optics

### Internet Service

Local Public Internet Access Site:	No
Multiple Internet Service Providers:	No
Speed of Service:	
DEED Certification as E-Commerce Ready:	No

### Cable TV Information

Local Company	Telephone	Website
Media One	612-533-8347	

### Newspapers Information

Newspaper Name	Telephone	Frequency
<u>Crow River News</u>	763-425-3323	Weekly
<u>Rockford Newsleader</u>	763-477-5771	Weekly
Wayzata Weekly News	763-473-0890	Weekly
Sun Salior News	763-546-7474	Weekly



**Additional Telecommunication Providers**

*Telecommunication Type*

*Provider Name*

*Phone*

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**Commercial Transportation & Shipping**

**Highway Information**

<i>Interstate</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
US I-94	6	0	0

<i>Four Lane</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
MN Hwy 55	4	0	0

<i>Other</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
Cty Road 10	Within	0	0
Cty Road 101	Within	0	0
Cty Road 116	Within	0	0
Cty Road 19	Within	0	0
Cty Road 30	Within	0	0
Cty Road 50	Within	0	0

**Truck Information**

Truck Lines:

Truck Terminals:

**Navigable Water Information**

<i>Water Name</i>	<i>Depth</i>
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**Rail Information**

Inter-Modal Facility: No

Inter-Modal Facility Distance:

<i>Rail Line</i>	<i>Frequency</i>	<i>Reciprocal Switching</i>	<i>Distance to Main Line</i>	<i>Passenger Service</i>
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**Air Service Information**

	<i>International</i>	<i>Local Regional</i>
<i>Name</i>	Mpls./St. Paul Intl. Airport	Mpls./St. Paul Intl. Airport
<i>Location</i>	Bloomington	Bloomington
<i>Miles to</i>	20	20
<i>Longest Runway Length</i>	10,000 Feet	10,000 Feet
<i>Surface Type</i>	Paved	Paved
<i>Lighted</i>	Yes	Yes
<i>Customs</i>	Yes	Yes
<i>Service Type</i>	Charter, Commercial, Freight, Jet	Charter, Commercial, Freight, Jet
<i>Navigational Aids</i>	BEACON, DME, ILS, VOR/DME	BEACON, DME, ILS, VOR/DME
<i>Weather Info Systems</i>	AWOSA/MNWS, SAWRS	AWOSA/MNWS, SAWRS
<i>Major Airlines</i>	American, Continental, Delta, Northwest, TWA, United Airlines, US Air	American, Continental, Delta, Northwest, TWA, United Airlines, US Air



Daily Flights To MSP-Minneapolis-St.  
Paul Intl.:

**Additional Commercial Transportation Providers**

<i>Transportation Type</i>	<i>Provider Name</i>	<i>Phone</i>
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**Housing & Commercial Activity**

**Housing Information**

Single Family Units:	Percentage Owner Occupied:	
Multiple Family Units:	Median Sales Price:	- - -
Mobile Homes:	Median Assessed Value:	- - -
Number of Units Built Since Last Census:	Median Rent:	
Number of Residential Building Permits for :	Vacancy Rate:	
Value of Residential Building Permits for :		

*Source:*

**Commercial Activity Information**

Number of Commercial Building Permits for :  
Value of Commercial Building Permits for :  
Number of Public Building Permits for :  
Value of Public Building Permits for :

**Retail Sales Information**

<b>Year</b>	<b>Community Sales</b>	<b>County Sales</b>
2006	\$0	\$18,223,448,897
2005	\$0	\$18,065,284,003
2004	\$0	\$17,175,874,406

*Source:* MN Dept. of Revenue

**Business & Community Services**

**Financial Institutions Information**

<i>Name</i>	<i>Phone</i>	<i>Total Assets</i>	<i>Capital as % of Assets</i>
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[View All Financial Institutions](#)

**Lodging & Meeting Facilities Information**

<i>Facility</i>	<i>Number of Facilities Available</i>	<i>Facility Size</i>	<i>Teleconferencing Available</i>	<i>Teleconferencing Available to Public</i>
Hotel			No	No
Motel			No	No
Conference Center	1	1 rooms	No	No



#### Additional Lodging & Meeting Facilities

<i>Facility Type</i>	<i>Facility Name</i>	<i>Phone</i>
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#### Local Medical Facilities Information

<i>Facility Type</i>	<i>Nbr of Facilities</i>	<i>Total Nbr of Beds</i>	<i>Telemedicine Available</i>
Clinic			No
Dentist			No
Doctor			No
Hospital			No
Nursing Home			Yes

Name of Nearest Hospital (if none in community):	North Memorial Hospital
Miles to Nearest Hospital:	18

#### Additional Local Medical Facilities

<i>Facility Type</i>	<i>Facility Name</i>	<i>Phone</i>	<i>Telemedicine Available</i>
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#### Local Transit Information

<i>Service</i>	<i>Available</i>	<i>Service</i>	<i>Available</i>
Inter-Community Bus	No	Taxi/Cab	Yes
Intra-Community Bus	No	Disabled Transportation	No

#### Local Transit Providers

<i>Transit Type</i>	<i>Name</i>	<i>Phone</i>
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#### Library Information

<i>Name</i>	<i>Phone</i>	<i>Internet Access</i>
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#### Worship Information

<i>Worship Type</i>	<i>Worship Name</i>	<i>Phone</i>	<i>Membership</i>
Alliance	Rockford Christian & Missionary	763-477-6747	
Baptist	Rockford Baptist	763-477-5120	
Catholic	St. Thomas Aquinas	763-420-2385	
Lutheran	Good Shepherd (Independant)	763-494-9568	
Methodist	Immanuel United Methodist	763-420-2585	
Nondenominational	New Life Christian Center	763-478-6145	
Presbyterian	United Presbyterian	763-477-6620	



## Recreation Information

### Facilities

Redesigned City Park and Shelter, new opening in 2000. -Lake Rebecca Park Reserve -French Lake Regional Park

### Festival/Arts

Egg Hunt, Golf Tournament, Punt Pass & Kick Competition, Diamond Skills Competition, Super Shots Competition, Halloween Party, Santa Visit; Corcoran Lions' Demolition Derbies. -Hamel Rodeo and Parade, July -Hennepin County Fair, July -NW Suburban Annual Dinner and Golf Tournament

### Service Organizations

-Corcoran Jaycees -Corcoran Lions

## Education

### Post-Secondary Information

#### Nearest Technical College & Specialty

#### Location

#### Miles To

Hennepin Technical College

Brooklyn Park / Eden Prairie

5

As Minnesota's largest stand-alone technical college, HTC is prepared to offer state-of-the-art classrooms, labs and industry driven curriculum. Our instructors have relevant industry experience and are here to prepare you for a high demand career field of your choice. At HTC, our mission is to provide the "quality technical education needed for employment in an ever-changing global work environment." The College builds cooperative relationships with other education institutions and business and industry to help position graduates to compete in a global market. Student services staff are also here to help you before, during and after your college experience, from help paying for tuition to getting a job. 8/08

#### Nearest Community College & Specialty

#### Location

#### Miles To

North Hennepin Community College

Brooklyn Park

5

One of the largest community colleges in the state, North Hennepin Community College is a member of the Minnesota State Colleges and Universities system - comprised of 32 public institutions. We serve more than 9,230 students with credit offerings and an additional 6,600 people from 260+ organizations with continuing education and customized training. We offer small classes taught by highly educated faculty who bring experience and a passion for teaching to the classroom. In addition to many programs designed to help students succeed, flexible scheduling to fit any busy schedule and partnerships with universities to offer baccalaureate degrees on our campus ... we also host numerous theater productions, art exhibits and choral concerts as well as lectureships, fund raising events and public service activities throughout the year.

#### Nearest Public College/University & Specialty

#### Location

#### Miles To

20

#### Nearest Private College/University & Specialty

#### Location

#### Miles To

Augsburg College

Minneapolis / Rochester

15

Augsburg continues to reflect the commitment and dedication of the founders who believed: an Augsburg education should be preparation for service in community and church; education should have a solid liberal arts core with a practical dimension in order to send out productive, creative, and successful citizens; the city—with all its excitement, challenges, and diversity—is an unequalled learning laboratory for Augsburg students. Augsburg is a quality liberal arts institution set in the heart of a great metropolitan center. There are now almost 18,000 Augsburg alumni. In addition to undergraduate liberal arts and sciences Augsburg offers master's degree programs in business, education, leadership, nursing, physician assistant studies, and social work. Augsburg also offers graduate and undergraduate level nursing courses as well as supporting degree courses through its Rochester Program based in Rochester, Minnesota. 8/08

Telecommunications Use Available at Area Post-Secondary Institutions:

No



#### Local K-12 Information

<i>School Type</i>	<i>Nbr of Schools</i>	<i>Enrollment</i>	<i>Grades</i>	<i>Pupil/Teacher Ratio</i>
Elementary				
Middle School				
Junior High				
Senior High				
Private/Parochial				

School District:

Telecommunications Use Available at Local K-12: No

High School Graduates Attending Post-Secondary:

State Wide Average: 68%

#### Education Institutions

<i>Education Type</i>	<i>Name</i>	<i>Phone</i>
K-12	Delano #879	763-972-3365
K-12	Orono #278	763-449-8300
K-12	Rockford #883	763-477-9165
K-12	Wayzata #284	763-745-5000

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### Government

#### Structure Information

Organization:	Mayor\Council
Budget:	\$2,200,000
Community Bond Rating:	N/A
Comprehensive Land Use Plan:	Yes
Locally Controlled Loan Program:	Yes
Recycling:	Yes
Fire Insurance Rating:	9
Industrial Plans Approved By:	City Council, Planning Commision

#### Public Protection Services

<i>Service Type</i>	<i>Regular</i>	<i>Part-Time</i>	<i>Volunteer</i>	<i>Seasonal</i>
Fire	---	---	25	---
Police	7	5	6	---
Sheriff	---	---	---	---
EMT	---	---	---	---

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## Property Taxes Payable 2008

### Property Tax Information

State Tax Rate	45.95%
Municipal Tax Rate	30.21%
County Tax Rate	38.57%
School Tax Rate	28.97%
Misc. Tax Rate	6.13%
<b>Total Tax Rate</b>	<b>149.84%</b>

### Assessed Market Value Information

Commercial	\$575,464,620
Residential	\$42,143,600
Other	\$168,912,271
<b>Total</b>	<b>\$786,520,491</b>

Minnesota commercial real estate taxes are based upon market value of taxable property as set by the local assessor. To calculate the tax for the current year, first compute the tax capacity by multiplying all property value up to \$150,000 times .015, plus any value over \$150,000 times .02. Example: net tax capacity on a \$200,000 business property:  $(\$150,000 \times .015) + (\$50,000 \times .02) = \$2,250 + \$1,000 = \$3,250$ . Tax capacity times the tax rate equals taxes owed. Commercial and industrial property must also pay a state property tax, which is equal to the tax capacity times the State Tax Rate.

In some localities where voters have approved referendums, an additional referendum tax must be added, calculated by multiplying the referendum tax rate times the total market value of the commercial property.

Please note: Specific property tax classifications and computations can be more complex and result in different tax amounts. This simplified explanation applies in the most general situations and will allow a business to roughly estimate its potential property tax burden. The county assessor or auditor may be able to answer questions about specific properties and uses.

## Commercial Buildings and Land Sites

<b>Building Name</b> <b>Address</b> <b>City, State Zip Code</b>	<b>Type of Building</b> <b>Total Bldg Sqft</b> <b>Total Available</b>	<b>Contact Name</b> <b>Organization</b> <b>Phone Number</b>	 <b>Photo</b>
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<b>Land Site</b> <b>Address</b> <b>City, State Zip Code</b>	<b>Space Available</b> <b>Build To Suit</b> <b>Zoning</b>	<b>Contact Name</b> <b>Organization</b> <b>Phone Number</b>	 <b>Photo</b>
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## Economic Development Services

Economic Development Authority:	Yes	<b>Incentives</b>
Housing Redevelopment Authority:	Yes	
County Development Corporation:	Yes	
Chamber of Commerce:	Yes	
Port Authority:	No	

### Contact Information

<u>Sue Vergin</u> City Administrator City of Corcoran 8200 County Road 116 Corcoran, MN 55340 763-420-2288 x13	<u>John Hamilton</u> Police Officer / MIS Corcoran Police Department 8200 County Road 116 Corcoran, MN 55340 763-420-8966 x16
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[www.mnpro.com](http://www.mnpro.com)

#### Economic Development Organizations

Type	Name	Phone	Fax
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#### Disaster & Emergency Services

Name	Phone Number(s)
<a href="#">Public Safety emergency resources</a>	1-800-422-0798 or metro 651-649-5451
<a href="#">Federal Emergency Management Agency</a>	Region V FEMA 312-408-5500
<a href="#">Small Business Administration Disaster Resources</a>	Disaster Area Offices 404-347-3771
Chief Sean Gormley	763-420-8966

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*Inquiries regarding this community's data go to [John Hamilton](#)*

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